Industry Watch

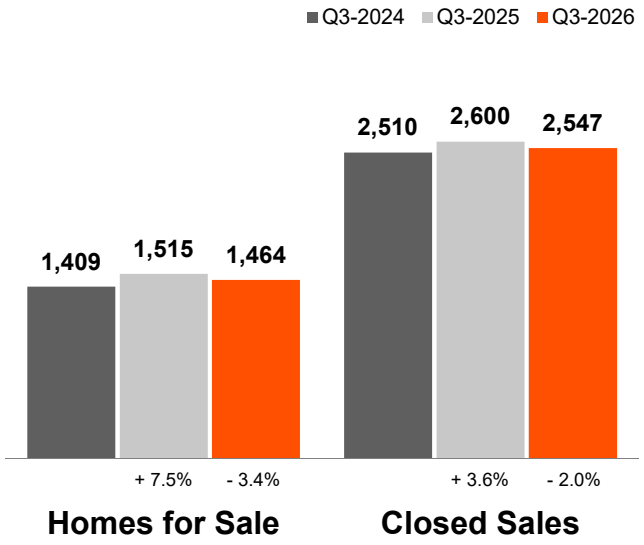
Q3-2026

Montgomery County, PA

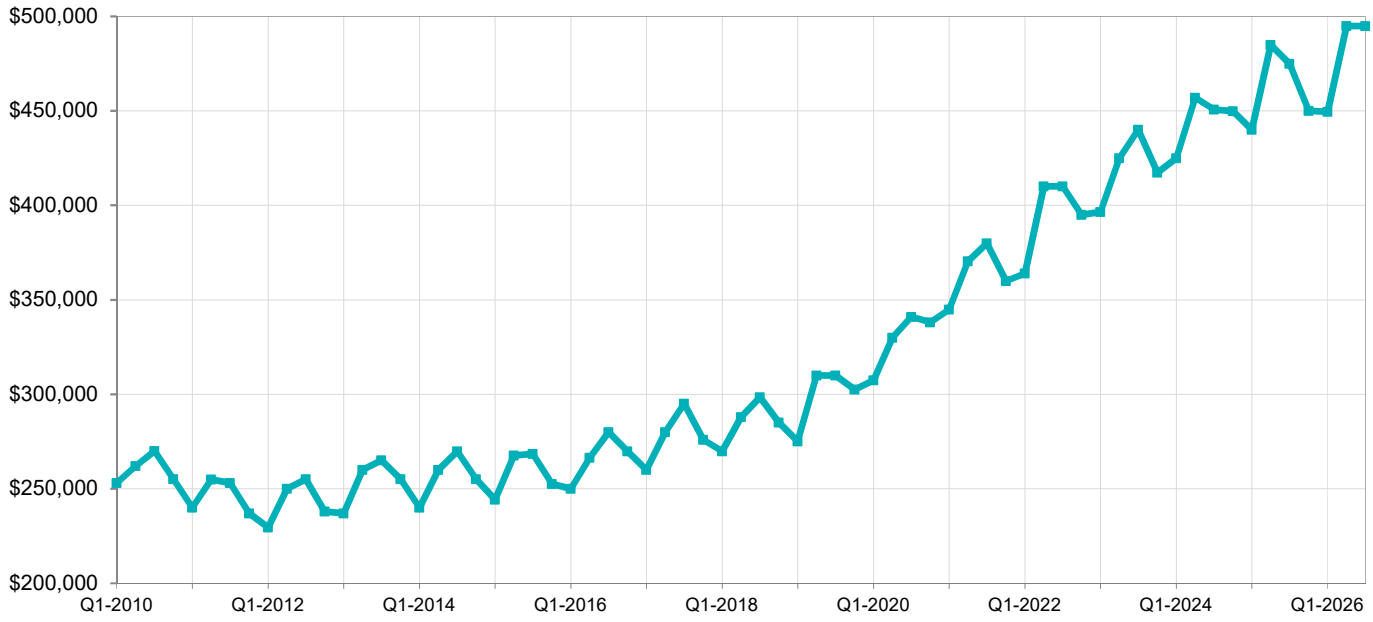
Key Metrics

	Q3-2026	1-Year Change
Median Sales Price	$495,000	+ 4.2%
Avg. Sales Price	$582,448	+ 2.2%
Pct. of Orig. Price Received	99.8%	+ 0.1%
Homes for Sale	1,464	- 3.4%
Closed Sales	2,547	- 2.0%
Months Supply	2.0	- 4.8%
Avg. Prop. Mktg. Period	26	+ 5.0%

Market Activity



Historical Median Sales Price for Montgomery County, PA



Industry Watch

Q3-2026

Montgomery County, PA ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Avg. Prop. Mktg. Period		Closed Sales	
	Q3-2026	1-Yr Change	Q3-2026	1-Yr Change	Q3-2026	1-Yr Change	Q3-2026	1-Yr Change
18041	$465,000	+ 78.8%	100.4%	+ 1.8%	14	- 33.3%	9	- 52.6%
18054	$455,000	+ 82.0%	93.9%	- 4.9%	49	+ 44.1%	15	- 11.8%
18070	--	--	--	--	--	--	0	- 100.0%
18073	$410,524	- 1.1%	99.7%	+ 0.6%	29	+ 38.1%	63	+ 50.0%
18074	$636,250	+ 32.6%	100.6%	- 2.2%	15	- 16.7%	26	+ 52.9%
18076	$334,250	+ 4.5%	95.8%	- 3.4%	39	+ 105.3%	12	- 20.0%
18092	--	--	--	--	--	--	0	- 100.0%
18915	$485,000	- 10.7%	100.4%	+ 6.8%	12	- 84.8%	9	+ 50.0%
18932	--	--	--	--	--	--	0	- 100.0%
18936	$515,000	- 9.3%	86.0%	- 8.3%	65	+ 209.5%	1	- 50.0%
18964	$475,000	+ 11.8%	99.5%	- 1.7%	21	- 22.2%	43	- 18.9%
18969	$460,000	+ 9.5%	101.1%	- 0.7%	17	- 10.5%	35	- 36.4%
19001	$449,950	+ 8.4%	99.0%	- 2.0%	34	+ 112.5%	38	- 30.9%
19002	$765,000	+ 8.4%	102.4%	+ 1.4%	30	--	95	--
19003	$600,000	+ 23.1%	102.4%	+ 2.3%	21	+ 75.0%	14	- 65.0%
19004	$710,000	+ 39.2%	99.8%	+ 4.1%	38	- 9.5%	42	+ 23.5%
19006	$685,000	+ 5.4%	97.9%	+ 1.7%	51	- 17.7%	85	+ 34.9%
19010	$1,610,000	+ 112.4%	101.8%	+ 0.8%	20	- 4.8%	23	- 63.5%
19012	$378,250	- 0.7%	99.7%	- 0.8%	31	+ 34.8%	18	- 28.0%
19025	$630,000	- 18.4%	100.1%	- 0.4%	13	- 7.1%	9	- 55.0%
19027	$399,000	- 4.0%	95.6%	- 1.6%	39	+ 39.3%	45	- 27.4%
19031	$730,000	+ 19.7%	97.8%	- 0.4%	48	+ 140.0%	17	+ 88.9%
19034	$620,000	- 8.1%	104.3%	+ 5.4%	24	+ 50.0%	15	+ 50.0%
19035	$1,582,500	- 22.8%	96.4%	+ 2.9%	27	- 76.1%	18	+ 50.0%
19038	$462,500	+ 0.8%	100.3%	0.0%	18	- 5.3%	77	- 2.5%
19040	$467,562	+ 1.4%	100.5%	- 0.6%	14	0.0%	48	- 32.4%
19041	$735,750	- 21.7%	93.4%	- 9.3%	50	+ 212.5%	10	- 47.4%
19044	$450,000	+ 4.0%	102.1%	+ 3.2%	32	+ 33.3%	54	+ 22.7%
19046	$563,000	+ 8.3%	97.4%	+ 0.3%	34	+ 30.8%	56	- 8.2%
19066	$1,237,500	+ 23.8%	96.4%	- 0.5%	44	+ 131.6%	12	- 29.4%
19072	$950,000	- 13.6%	98.8%	+ 1.1%	34	0.0%	35	- 5.4%
19075	$520,000	+ 13.0%	101.4%	- 0.6%	15	0.0%	17	+ 6.3%
19083	--	--	--	--	--	--	0	- 100.0%
19085	$1,600,000	- 2.3%	97.1%	- 7.3%	42	+ 68.0%	8	- 69.2%
19087	$685,250	- 31.3%	102.1%	- 0.9%	12	- 58.6%	16	- 85.7%
19090	$430,250	+ 6.9%	99.1%	- 3.5%	22	+ 69.2%	48	+ 33.3%
19095	$529,000	- 4.2%	97.9%	0.0%	29	- 6.5%	22	- 12.0%
19096	$715,000	- 0.7%	97.9%	- 3.0%	41	+ 36.7%	61	+ 38.6%
19118	--	--	--	--	--	--	0	- 100.0%
19128	--	--	--	--	--	--	0	- 100.0%
19401	$345,000	+ 23.2%	99.3%	+ 1.1%	24	- 7.7%	89	- 18.3%
19403	$434,500	- 1.2%	100.5%	+ 0.7%	24	+ 9.1%	138	- 5.5%
19405	$423,750	+ 6.7%	97.4%	0.0%	39	- 30.4%	14	- 22.2%

Industry Watch
Q3-2026

Montgomery County, PA ZIP Codes Cont.

	Median Sales Price		Pct. of Orig. Price Rec'd.		Avg. Prop. Mktg. Period		Closed Sales	
	Q3-2026	1-Yr Change	Q3-2026	1-Yr Change	Q3-2026	1-Yr Change	Q3-2026	1-Yr Change
19406	$503,000	+ 11.8%	98.2%	- 1.0%	36	+ 24.1%	81	+ 26.6%
19422	$750,000	+ 11.5%	101.4%	+ 2.3%	24	+ 33.3%	61	- 12.9%
19426	$576,250	- 7.4%	100.7%	+ 0.8%	18	- 30.8%	104	- 23.5%
19428	$528,750	- 4.8%	98.6%	- 0.9%	32	+ 14.3%	86	+ 16.2%
19435	$429,000	+ 30.0%	94.5%	- 15.5%	62	+ 1450.0%	1	0.0%
19436	--	--	--	--	--	--	0	- 100.0%
19438	$603,250	+ 29.8%	101.0%	+ 1.5%	22	0.0%	66	- 4.3%
19440	$509,450	+ 13.8%	101.2%	+ 0.4%	20	- 41.2%	48	0.0%
19444	$555,000	- 13.0%	100.6%	+ 0.8%	16	- 27.3%	24	- 27.3%
19446	$485,000	0.0%	100.4%	+ 0.2%	20	- 9.1%	166	+ 5.7%
19453	$250,000	- 37.5%	95.5%	- 5.4%	12	- 45.5%	7	+ 133.3%
19454	$455,000	0.0%	99.2%	- 0.4%	26	+ 36.8%	119	+ 28.0%
19460	$619,000	+ 30.3%	101.0%	+ 1.4%	31	+ 3.3%	17	- 89.4%
19462	$551,500	- 4.1%	99.2%	- 1.3%	22	- 21.4%	30	- 49.2%
19464	$325,000	+ 8.3%	100.7%	+ 1.6%	22	- 12.0%	195	+ 20.4%
19468	$475,000	0.0%	100.1%	+ 0.5%	22	+ 10.0%	109	+ 18.5%
19473	$520,000	+ 17.2%	100.4%	+ 0.4%	17	- 19.0%	45	- 13.5%
19477	$995,000	--	106.4%	--	5	--	1	--
19492	--	--	--	--	--	--	0	- 100.0%
19504	$472,000	- 6.5%	105.6%	+ 6.2%	4	- 81.0%	3	- 76.9%
19505	--	--	--	--	--	--	0	- 100.0%
19512	$393,500	+ 30.5%	104.6%	+ 4.5%	7	- 68.2%	2	- 95.5%
19525	$572,500	+ 21.2%	100.6%	- 2.1%	12	- 29.4%	32	- 51.5%